

CITY PLANNING COMMISSION  
Austin, Texas  
Special Called Meeting -- April 4, 1979

The Special Called Meeting of the City Planning Commission was called to order at 5:55 p.m. in the City Council Chambers, 301 West Second Street.

Present

Miguel Guerrero, Chairman  
Leo Danze  
Mary Ethel Schechter  
Sally Shipman  
Bernard Snyder  
Jim Vier

Also Present

Richard Lillie, Director of Planning  
Evelyn Butler, Supervising Planner  
Sheila Finneran, Legal Department  
Jim Gotcher, Building Inspection Department  
Ouida Glass, Senior Secretary

Absent

Freddie Dixon  
Sid Jagger  
Bill Stoll



C14p-77-003 Richard Johns (cont'd)

PERSONS APPEARING IN FAVOR

Edgar James, applicant

PERSONS APPEARING IN OPPOSITION

Beth Sebesta, Barton Hills-Horseshoe Bend Neighborhood Assn.  
Barbara Devine

COMMISSION ACTION

Edgar James, representing applicant, explained this request for an extension was due to the death of one of the original partners in the project. The estate problems have now been resolved and they are ready to proceed. He explained the deadline is near and they are requesting an extension of the permit. They plan to build as outlined in the original special permit request. Speaking in opposition, Beth Sebesta, representing the Barton Hills-Horseshoe Bend Neighborhood Association, stated a lot of changes have taken place since the special permit was granted. The neighborhood is much more strongly organized now and is opposed to this. There are too many apartments in the area. She discussed the traffic congestion and the problems in the area and requested this be denied so there will be no more build up of apartments in the area and until after the traffic study has been completed. She felt recommendations could be made then as to what type of building should go on in this area. Barbara Devine pointed out this is the heart of the area that is causing so much trouble. She discussed the bridge and Barton Hills Road and discussed the traffic problems on Robert E. Lee Road and requested no decision be made until the traffic study has been completed. Edgar James pointed out that this is low density project for the zoning they have, they could build 75 units with the "B" zoning. He stated the existing trees and ravine will be maintained as much as possible. Mrs. Shipman felt that the conditions had changed in two years and that it would be irresponsible on the part of the Commission to grant the extension and she considered the traffic a problem.

COMMISSION VOTE:

Mr. Vier moved approval of the one-year extension as requested by the applicant. Mr. Danze seconded the motion.

AYE: Danze, Guerrero, Schechter, Snyder, Vier  
NAY: Shipman  
ABSENT: Dixon, Jagger, Stoll

THE MOTION PASSED BY A VOTE OF 5-1.

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C14p-79-004 Texas State Bank - An eighty-two unit (82) apartment project  
 (by Charles Becker) "Southland Apartments"  
 2201 William Cannon Drive

Mr. Lillie presented the staff report. This is an application for an 82 unit apartment project on a 2.97-acre tract of land fronting on William Cannon Drive, to be called the "Southland Apartments."

The eastern most portion of this tract is zoned "GR", 1st H & A, which allows a maximum density of 46 units per acre, the major portion of the tract is zoned "BB", 1st H & A, which allows a maximum density of 24 units per acre.

The zoning ordinance (45-18(4)(g), says that a "B" use, which allows 46 units per acre, can be applied when that "B" use is within a "BB" district and adjacent to or across the street from a less restrictive use. In August of 1969 the zoning request for "B" residence was denied on the subject tract and "BB" Residence was granted.

The applicant is proposing approximately 27.6 units per acre. Access to William Cannon Drive is proposed from two driveways at either end of the tract.

The site plan reflects a proposed four-foot high cedar fence which surrounds the project on three sides. The number of units (82) requires that the site provide a minimum of 125 parking spaces, a total of 143 spaces are shown on the plan.

Several interpretations of the zoning ordinance have surfaced regarding the density of development which could occur on this tract.

Mr. Sneed, attorney for applicant interrupted Mr. Lillie and explained a joint request, with the neighborhood, that this item be postponed for three weeks in order that agreement can be reached on this project.

PERSONS APPEARING IN FAVOR

Robert Sneed, attorney for applicant

PERSONS APPEARING IN OPPOSITION

Marilyn & John Pickwell, 6907 Whispering Oaks  
 Lou Hunt, 2206 Mimosa Drive  
 Judith and Chris Quijano, 2105 Mimosa Drive  
 Lin Murray, 2309 Mimosa Drive

COMMISSION VOTE

Mr. Danze moved and Mrs. Schechter seconded the motion to continue this request until 7 p.m. April 24, 1979.

AYE: Danze, Guerrero, Schechter, Shipman, Snyder, Vier.

ABSENT: Dixon, Jagger, Stoll

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-79-005 St. David's Hospital - A Professional Office Building and  
 (by Howell Finch) and Parking Garage  
 919 E. 32nd Street

Mr. Lillie explained that this is an application for a special permit to allow a Professional Office Building and Parking Garage in back of the existing St. David's Hospital site, a total of 7.6 acres.

The Professional Office Building will provide space for 60 doctors. The Parking Garage will provide space for 816 automobiles. Both structures will be constructed within the confines of the land currently owned by St. David's Hospital. The Professional Building will have three office levels, each with about 25,000 sq. ft. Below the office levels will be 64 parking spaces for the doctors. The Professional Building will be connected to the parking garage on two levels: the 1st level will be from the ground floor located on the east side of the building across from the parking garage; the second level will be directly connected to the parking garage by the pedestrian bridge. The five-level parking garage will be constructed with precast-concrete for a quick and easy erection.

The staff recommends approval of this plan subject to departmental requirements and recommendations, to include Planning Department recommendation #1.

Mr. Lillie discussed the relationship of streets and access to this site when Swisher Street is constructed and Red River Street rerouted.

#### PERSONS APPEARING IN FAVOR

Dave Graeber, architect for project

#### COMMISSION ACTION

Dave Graeber, architect for the project, discussed the design in relation to the relocation of Red River Street as well as an alternative design should Red River not be changed.

#### COMMISSION VOTE

Mrs. Shipman moved to approve the special permit subject to departmental recommendations and ordinance requirements, including all Planning Department recommendations. Mr. Danze seconded the motion.

AYE: Danze, Guerrero, Schechter, Shipman, Snyder, Vier.  
 ABSENT: Dixon, Jagger, Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-79-006	Floyd & Ann Kelm	A Day-care center for 30 children
	800 Gullett Street	called "Annie's Childcare Center"

Mr. Lillie presented the staff report explaining that this is an application to allow a child day-care center at 800 Gullett Street. The subject tract is approximately .64 acres, or 19,592 square feet, more commonly called lot 14 of Gullett Gardens Subdivision.

This center will be operated by the applicant and one other full time employee. The site will provide a minimum of two parking spaces. The building to be used as the day-care center (1,180 sq. ft.) is the front 34.1 feet of an existing one-story, wood frame and steel siding structure. The inside play area, as required by the State Welfare Department, is 35 sq. ft. for every child. Therefore, the required indoor area would be 1,050 sq. ft. The proposed outside play area will be an enclosed area of approximately 2,500 sq. ft. The applicant's home is also situated on lot 14 of this site plan.

The staff recommends approval of this special permit subject to all departmental requirements and recommendations.

PERSONS APPEARING IN FAVOR

Ann and Floyd Kelm, 800 Gullett

COMMISSION ACTION

Mrs. Schechter asked about the street being paved and Mr. Lillie explained no scheduling has been given for street paving. It is the intent to pick up most of the childred to decrease traffic to the center. There was discussion of the barbed wire fence and Mr. Kelm explained the children would be playing in a fenced area away from the barbed wire fence.

COMMISSION VOTE

Mrs. Schechter moved and Mrs. Shipman seconded the motion to grant the special permit in accordance with departmental recommendations and ordinance requirements.

- AYE: Danze, Guerrero, Schechter, Shipman, Snyder.
- ABSENT: Dixon, Jagger, Stoll
- ABSTAINED: Vier

THE MOTION PASSED BY A VOTE OF 5-0-1.



C14p-79-009 Richard S. Pryor & John Ramsey - A Boarding Kennel  
(by G. L. Cravens)  
7509 East M.L.K. Blvd.

Mr. Lillie explained this is a request for a special permit for a building on the existing site of the kennel. The additional structure would be constructed on a site of six acres with other parts of the kennel. The area was annexed to the City in 1966 and the use was nonconforming at the time of annexation. The staff would recommend approval subject to departmental recommendations and ordinance requirements.

COMMISSION ACTION

Mr. Danze moved and Mrs. Schechter seconded the motion to approve the special permit subject to departmental recommendations and ordinance requirements.

- AYE: Danze, Guerrero, Schechter, Shipman, Snyder
- ABSENT: Dixon, Jagger, Stoll, Vier.

THE MOTION PASSED BY A VOTE OF 5-0.

C14-79-010 Ted Siff: On-site consumption of beer and wine  
(by Dexter Bullard) at Gaslight Theatre  
214 West 4th Street

COMMISSION ACTION

On consent motion by Mrs. Schechter, seconded by Mr. Danze, the Commission approved the special permit in accordance with staff recommendations and ordinance requirements.

- AYE: Danze, Guerrero, Schechter, Shipman, Snyder, Vier
- ABSENT: Dixon, Jagger, Stoll

THE MOTION PASSED BY A VOTE OF 6-0.

STREET VACATIONS

C10v-79-003 Street Vacation  
Portion of Swanee Drive

Mr. Lillie explained this is a request to vacate a portion of Swanee Drive near Airport Boulevard and North Lamar. This request is to vacate a portion of the right-of-way between two pieces of property. The barrier for the street should be moved to the south. The one lot depth would restrict traffic moving through Swanee Drive into the shopping center area. The staff would recommend approval subject to departmental recommendations.

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Street Vacations (cont'd)

## COMMISSION VOTE

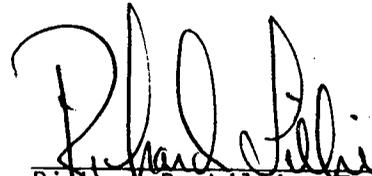
Mrs. Shipman moved approval of the vacation of a portion of Swanee Drive in accordance with staff recommendations. Mr. Danze seconded the motion.

AYE: Danze, Guerrero, Schechter, Shipman, Snyder, Vier.

ABSENT: Dixon, Jagger, Stoll

THE MOTION PASSED BY A VOTE OF 6-0

The meeting adjourned at 7:05 p.m.



Richard R. Lillie, Executive Secretary